

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 11/28/91
 Posted for: Robert Paul Frey, et ux
 Petitioner: 1210 Stevenson Lane
 Location of property: 1210 Stevenson Lane
 Location of Sign: 1210 Stevenson Lane
 Remarks: 11/28/91
 Posted by: Signature
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 29, 1991
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11-28-91.

THE JEFFERSONIAN,

S. Zebe Online
 Publisher

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case Number: 92-179-A
 W/S Stevenson Lane, SMC at Dogwood Lane
 1210 Stevenson Lane
 9th Election District
 4th Councilmanic
 Petitioner(s): Robert Frey, et ux
 Hearing Date: Wednesday, December 18, 1991 at 11:00 a.m.
 Variance: to allow an accessory building (storage building) with a height of 25 ft. in lieu of the required 15 ft.
 LAWRENCE E. SCHMIDT
 Zoning Commissioner of Baltimore County
 TTJ11299 November 28

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 92-179-A
 Petitioner(s): Robert Frey
 Location: 1210 Stevenson Lane
Fellowship Forest
Towson Md. 21204
 I/We, Mrs. Howard C. Heiss Jr.
 (the owner)
 (Initial Owners () Residents, of
1206 Stevenson Lane
Fellowship Forest
Towson Md. 21204 833-0638
 City/State/Zip Code Phone

which is located approximately 30 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Mr. Howard C. Heiss Jr. Nov 15, 1991
 Signature Date

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: R 001 6150
 Number

Date

Cashier Validation

Please Make Checks Payable To: Baltimore County

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CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 29, 1991
 THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11-28-91.

TOWSON TIMES,

S. Zebe Online
 Publisher

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 Zoning Commissioner of Baltimore County
 TTJ11299 November 28

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

November 6, 1991

887-3353

Mr. & Mrs. Robert P. Frey
 1210 Stevenson Lane
 Towson, MD 21204

RE: Item No. 197, Case No. 92-179-A
 Petitioner: Robert P. Frey, et ux
 Petition for Residential Variance

Dear Mr. & Mrs. Frey:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
 Date: November 6, 1991
 Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

DATE: 11-29-91

Robert and Melissa Frey
 1210 Stevenson Lane
 Towson, Maryland 21204

RE:
 CASE NUMBER: 92-179-A
 W/S Stevenson Lane, SMC at Dogwood Lane
 1210 Stevenson Lane
 9th Election District - 4th Councilmanic
 Petitioner(s): Robert Paul Frey, et ux

Dear Petitioner(s):

Please be advised that \$ 100.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 118, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl J. Jarrow
 ARNOLD JARROW
 DIRECTOR

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

NOVEMBER 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein at Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-179-A
 W/S Stevenson Lane, SMC at Dogwood Lane
 1210 Stevenson Lane
 9th Election District - 4th Councilmanic
 Petitioner(s): Robert Paul Frey, et ux
 HEARING: WEDNESDAY, DECEMBER 18, 1991 at 11:00 a.m.

Variance to allow an accessory building (storage building) with a height of 25 ft. in lieu of the required 15 ft.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT

Zoning Commissioner of
 Baltimore County

cc: Robert and Melissa Frey
 Mrs. Howard Heiss, Jr.



11 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
17th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Long
Chairman,
Zoning Plans Advisory Committee

Petitioner: Robert P. Frey, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 4, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Bertoldi Property, Item No. 172
Koss Property, Item No. 192
Pitts Property, Item No. 193
Welmer Property, Item No. 196
Frey Property, Item No. 197 ✓
Goodwin Property, Item No. 198
Pettit Property, Item No. 199
McQuain Property, Item No. 200
Osment Property, Item No. 201
Shapiro Property, Item No. 203
Chaney Property, Item No. 204
Colleran Property, Item No. 207
Fisher Property, Item No. 208
Wilson Property, Item No. 211

In reference to the petitioners' request, the staff offers
no comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/rdn

ITMS172/TXTROZ



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

OCTOBER 29, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT PAUL FREY

Location: #1210 STEVENSON LANE

Item No.: 197 Zoning Agenda: OCTOBER 29, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *James E. Long* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

DATE: November 19, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 29, 1991

This office has no comments for item numbers 172, 192, 194, 195, 196,
197, 198, 199, 200 and 202.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

NOVEMBER 18, 1991

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 29, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, F.E.

RE: Zoning Advisory Committee Meeting
for October 29, 1991

The Development Engineering Division has reviewed
the subject zoning items and we have no comments for
items 172, 190, 192, 193, 194, 195, 196, 197, 198, 199,
200 and 202.

Robert W. Bowling
ROBERT W. BOWLING, F.E., Chief
Development Engineering Division

RWB:s

Robert and Melissa Frey
1210 Stevenson Lane
Towson, Maryland 21204

Re: CASE NUMBER: 92-179-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As you recall, this matter must now go through the regular hearing
process; the property must be reposted and notice of the hearing will
be placed in two local newspapers. You will be billed for these
advertising costs.

Formal notification of the hearing date will be forwarded to you
shortly.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner
Baltimore County, Maryland

cc: Mrs. Howard Heiss, Jr.



111 West Chesapeake Avenue
Towson, MD 21204

October 24, 1991

887-3353

Robert and Melissa Frey
1210 Stevenson Lane
Towson, Maryland 21204

Re: CASE NUMBER: 92-179-A
LOCATION: 4/5 Stevenson Lane, SMC at Dogwood Lane
1210 Stevenson Lane
9th Election District - 4th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
reaffirmation regarding the administrative process.

1) Your property will be posted on or before November 3, 1991. The closing date is November 18, 1991.
The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the
closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order
will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that
the matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the
Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers.
Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

December 15, 1991

Mr. Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

Dear Mr. Jablon:

My neighbors, Mr. and Mrs. Robert Frey have shared with my
family their plans for an accessory structure they wish to
build on their property. The Freys have worked with us in
choosing a site at the rear of their property, surrounded
by trees, so as to minimize the structure's impact. We
feel that either proposed structure, the "carriage shed"
or the "Yankee house" is pleasing to the eye and believe it
would blend in with the existing improvements to both of
our respective properties.

After reviewing the plans we are aware that either
structure will exceed fifteen feet in height, hence the
need for the variance. They have offered to reduce the
height of the Yankee structure from 26 to 23 feet and we
therefore feel no need to raise an objection. Rather we
support their request for a variance not to exceed 23 feet.

Sincerely yours,

Jack Myers
Mr. and Mrs. Jack Myers
1208 Stevenson Lane
Towson, MD 21204

Plat to accompany Petition for Zoning ☒ **Variance** ☐ **Special Hearing**
 see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1210 STEVENSON LANE
 Subdivision name: FELLOWSHIP FOREST
 plat book# Joltop Jolt# section#
 OWNER: Robert and Melissa Frey

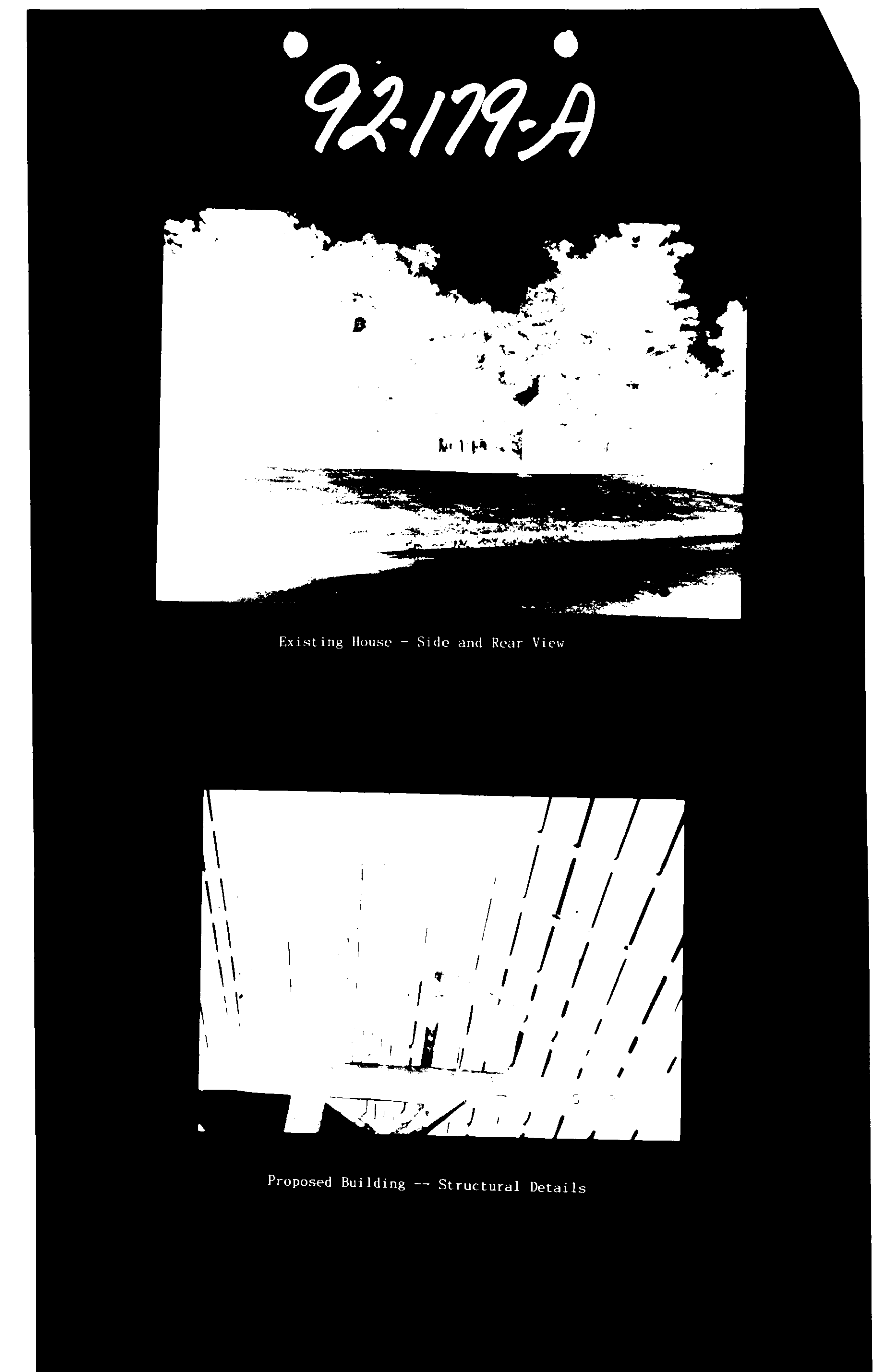
PETITIONER'S EXHIBIT

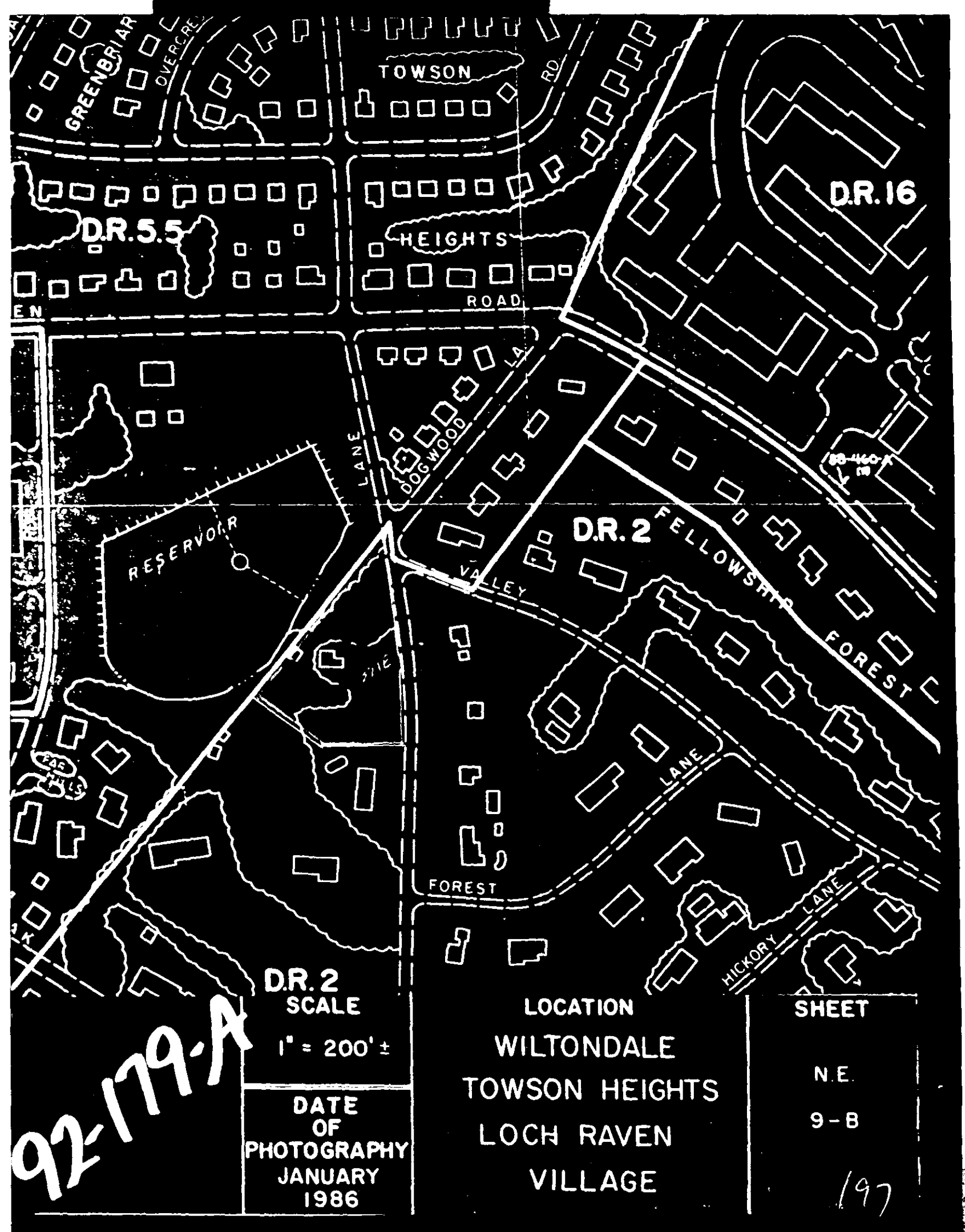
92-179-A

date: 10/15/19
 prepared by: ROBERT PEREY Scale of Drawing: 1" = 30'

LOCATION INFORMATION
 Councilmanic District: 84
 Election District: 84
 1"=200' scale map#: NE 98
 Zoning: D1A 2
 Lot size: 1.17 acres 50,965 square feet
 SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: None

Zoning Office USE ONLY!
 reviewed by: LG ITEM #: 197 CASE#:





PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

92-179-A

SCALE 1" = 200' ±	LOCATION WILTONDALE TOWSON HEIGHTS LOCH RAVEN VILLAGE	SHEET N.E. 9-B 197
DATE OF PHOTOGRAPHY JANUARY 1986		

